

Our Reference: OP0092

4 August 2023

Tony Polvere
Unit 407, 5 Warayama Place
Rozelle NSW 2039
tony@polvere.com.au

Dear Tony,

PP-2023-1556 207 Broulee Road Planning Proposal

Council acknowledges you submitted a planning proposal to rezone land at 207 Broulee Road on 21 July 2023 via the Planning Portal. The attached invoice was emailed to you on 2 August 2023, for the lodgement fee as per Eurobodalla Council's current fees and charges. We have undertaken a preliminary review of the documentation to ensure it is ready for assessment.

For Council to accept a planning proposal for assessment it needs to align with the NSW *Environmental Planning and Assessment Act 1979* and the NSW Government's Local Environmental Plan Making Guideline September 2022. Based on the preliminary review, the planning proposal is not ready for assessment and needs to be resubmitted with the following amendments:

1. **Project Timeline:** A project timeline to detail the anticipated timeframe for the LEP making process in accordance with the benchmarks in the LEP making guideline.
2. **Height of Building:** Consideration of whether the LEP amendment would include a Height of Building map and justification for what you are proposing.
3. **SEPPs:** Consideration of the Resilience and Hazards State Environmental Planning Policy (SEPP) due to proximity of wetlands. It is unclear if the proximity area is being encroached and how it relates to the proposed new area of C2 Environmental Conservation zone.
4. **Local Planning Directions:** Consideration of the following local planning directions:
 - a. 5.1 Integrating Land Use and Transport
 - b. 5.3 Development Near a Regulated Airport

Our preliminary review has identified further information that is likely to help Council decide whether this proposal should be supported. This information is not required at this stage however we recommend you address the following to facilitate the planning proposal review process:

- **Water and sewerage infrastructure:** You have suggested a site-specific water and wastewater servicing strategy will be prepared if the project receives Gateway Determination. This information would substantially assist Council in making their decision about whether to forward the planning proposal to the NSW Government

for Gateway Determination. The planning proposal states there are capacity and infrastructure upgrades required but the nature of these (including environmental impacts), and funding arrangement are unclear.

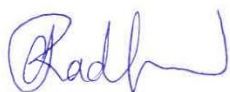
- **Transport and access:** There should be clear descriptions regarding active transport links back to Broulee. The planning proposal states this site would be an extension of Broulee but does not address the less compact nature of Broulee as a whole and how active transport links would be enhanced, especially across George Bass Drive. Further, there isn't consideration of the need for upgrades to Broulee Road e.g. whether it needs meet standards for a major distributor road.
- **Timing and Funding:** The expected timing funding arrangement(s) for substantial infrastructure works is not clearly described in the documentation submitted.
- **Flood and stormwater quality:** There isn't adequate description of flooding or water cycle and stormwater management. This should be addressed due to the proximity of the receiving environment being a wetland, Illawong Nature Reserve and first order waterways across the site.
- **Consultation:**
 - Consultation with Mogo Local Aboriginal Lands Council should be undertaken now as part of a due diligence process.
 - Consultation with Transport for NSW should be undertaken now because the proposal will require upgrade to Princes Highway intersection with Broulee Road.
- **Proposed rezoning:** The C4 zone Environmental Living zone is proposed. In a C4 zone a café/restaurant and seniors housing are not permitted uses. There needs to be clarification of whether these type of land uses are proposed in the future of this site.

As part of a detailed review of the resubmitted planning proposal, we may find there is further additional information required to make a recommendation to Council. We will contact you seeking additional information if that is the case.

When you have resubmitted the planning proposal, we will engage a planning consultant for an independent assessment. Council will consider this independent advice at a Council meeting to inform their decision about whether to submit the planning proposal to the NSW Department of Planning and Environment for Gateway Determination.

If you would like more information, please contact me on 4474 1202 or at angie.radford@esc.nsw.gov.au.

Yours sincerely



Angie Radford
Coordinator Strategy and Place

Account Number 108015

Date of Issue 01-Aug-2023

Invoice No. 48962

Due Date: 01-Sep-2023

TONY POLVERE
Unit 407
5 Warayama Place
ROZELLE NSW 2039

Description	Amount Excl GST	GST Amount	Total Amount
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Planning Proposal Lodgement Fee (PP-2023-1556 for 207 Broulee Road)	\$4,756.00	\$0.00	\$4,756.00
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			Total
TOTAL:	\$4,756.00	\$0.00	\$4,756.00

GENERAL MANAGER

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*4228 7917988



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Detach and mail this payment slip with your cheque or money order to:
Eurobodalla Shire Council
PO Box 320, Moruya NSW 2537



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At Council's Administration Building
89 Vulcan Street, Moruya

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Ref: 7917988

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Account Number 108015

Total Due \$ 4,756.00